



**CITY OF MANCHESTER, NH
ZONING BOARD OF ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101-2097
TEL: (603) 624-6328
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December 31, 2002

**MANCHESTER ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING
Wednesday, January 8, 2003
Aldermanic Chambers – City Hall – 3rd Floor – 6:00 PM
One City Hall Plaza
Manchester, NH 03101-2097**

(The public hearing will commence immediately upon the conclusion of the business meeting.)

1. Case #01-ZO-03 – Tara Hornor (Owner) proposes to maintain existing setbacks to house and build a 2-stall attached garage and breezeway and seeks a **variance** from Section 6.07 front yard and side yard setback of the Z.O., as per plans submitted November 6, 2002, at **70 Tzinas St.**
2. Case #02-ZO-03 – Lorraine Boisvert (Owner) proposes to build a 22' x 26', 2-stall garage with storage above; also maintain front steps with an 11' front setback and seeks a **variance** from Section 8.24 (A) 2 Accessory Structure (2 counts) of the Z. O., as per plans submitted October 17, 2002, at **70-72 Wheelock St.**
3. Case #03-ZO-03 – Kathy Flanders (Agent) proposes to maintain ten parking spaces on lot and seeks a **variance** from Sections 10.09 (B) parking setbacks, 10.07 (I) (4) parking screening, 10.07 (I) (1) parking bumpers, 10.06 (A) parking layout, 10.07 (D) parking maneuvering, 10.03 (D) accessible spaces and 10.07 (G) internal landscaping of the Z.O., as per plans submitted November 18, 2002, at **116 Notre Dame Ave.**
4. Case #04-ZO-03 – Attorney Andrew Sullivan (Agent) proposes to enclose the front porch to create a dining room with enclosed porch on top; also build a 12' x 14' addition on first floor, raise roof to create a full second floor for an in-law apartment with a 10' x 14', 3-seasons porch and new stairway and seeks a **special exception** from Section 5.11 (L) (1) Accessory Dwelling and a **variance** from Sections 8.21 (C) Accessory Dwelling over 600 sq. ft.; 8.21 (D) parking not in compliance, 8.21 (F) exterior design (stairs); 6.07 street yard, side yard and rear yard; 10.09 (B) parking setbacks, 10.08 (A) driveway location and 8.22 (E) visibility at corner of the Z.O., as per plans submitted November 22, 2002, at **81 Dexter St.**

5. Case #05-ZO-02 – Sonya Hale (Agent) proposes to convert a beauty salon into a retail clothing store and seeks a **variance** from Sections 5.10 F 5 (retail use) of the Z.O., as per plans submitted November 7, 2002, at **487 Maple St.** May be heard as a **Special Exception** under Section 11.04 (F) of the Z.O.
6. Case #06-ZO-02 – Brian Stephens (Owner) proposes to build a 14' x 17' one-story addition and a 3' x 6' front porch and convert former single family dwelling to a 2-family dwelling and seeks a **variance** from Sections 5.10 (A) (5) Two-family Dwelling, 6.07 street yard setback and 10.09 (A) parking setbacks of the Z.O., as per plans submitted November 15, 2002, at **585 Beech St.**
7. Case #07-ZO-02 – Richard Brown (Agent) proposes to build a 10' x 12' sunroom in rear yard; maintain front setback of 24' on dwelling; maintain an 8' x 10' open deck in rear yard and seeks a **variance** from the terms of Section 6.07 street yard and rear yard setbacks of the Z.O., as per plans submitted November 18, 2002, at **30 Gilhaven Rd.**
8. Case #08-ZO-03 – Lionel Goodno (Owner) proposes to demolish existing one-story addition and deck (built without benefit of permits) and rebuild a 2-story addition and seeks a **variance** from Section 6.07 street yard setback of the Z. O., as per plans submitted November 25, 2002 at **96 Oakland Ave.**
9. Case #09-ZO-03 – Frank Rosano (Owner) proposes to maintain above ground pool attached to house by deck extension built without permit; also relocate shed installed without permit and seeks a **variance** from Sections 6.07 side yard and rear yard and 8.24 (A) 2 Accessory Structure of the Z.O., as per plans submitted November 18, 2002, at **124 Broadhead Ave.**
10. Case #10-ZO-03 – John Annick (Agent) proposes to convert existing single family home into an insurance office; also erect a 3'-8" x 5' free-standing sign and seeks a **variance** from the terms of Sections 5.10 (H-1) (1) Insurance Office, 6.07 (lot front, lot width, side yards (2)), 6.08 screening/buffers, 10.02 (F) Business Parking and 9.08 (A) & (C) sign of the Z.O., as per plans submitted November 22, 2002, at **1403 Candia Rd.**
11. Case #11-ZO-03 – Christine Cullinane (Owner) proposes to maintain deck in side yard built without benefit of required permit and seeks a **variance** from Section 6.07 side yard of the Z.O., as per plans submitted December 2, 2002, at **141 Putnam St.**
12. Case #12-ZO-03 – Antigone J. Bleacher (Owner) proposes to be allowed to maintain approximately 25' x 24' of paved area for parking with setback violations and seeks an **Equitable Waiver of Dimensional Requirements**, per appeal filed December 10, 2002, at **437 Laurel St.**
13. Case #13-ZO-03– Paul Church (Agent) proposes to repave an area for one parking space and seeks a **variance** from Section 10.09 (B) parking setbacks (3 counts) of the Z.O., as per plans submitted December 4, 2002, at **58-60 Arlington St.**

14. Case #14-ZO-03– Norris Viviers (Agent) proposes to build a 26' x 38', 2-story, 2-family dwelling amending parking layout and building design previously approved by the ZBA and seeks a **variance** from the terms of Section 10.08 (B) driveway location of the Z.O., as per plans submitted December 10, 2002, at **62-64 West Rosedale Ave.**
15. Case #15-ZO-03 – Martin Angers (Owner) proposes to maintain a 12' x 22' open deck attached to rear of garage and build a 2-story addition on top of existing 12' x 21', 1-story portion and seeks a **variance** from Section 6.07 height in stories and floor area ratio and 8.24 (A) 2 Accessory Structures (2 counts) of the Z.O., as per plans submitted December 11, 2002, at **363 Wilson St.**
16. Case #16-ZO-03 – Joseph Wichert (Agent) proposes to subdivide lot into two lots; on Lot A, maintain a single-family home and on Lot B, create a buildable lot for single family home, and seeks a variance from Section 6.07 minimum lot width for Lot B of the Z.O., as per plans submitted December 5, 2002, at **178 Becker St.**
17. Case #17-ZO-03 – Attorney Richard Fradette (Agent) proposes as a Planned Development, build three buildings for attached single family townhouses (20 units) and seeks a **variance** from Sections 5.10 (A) (2) single-family attached dwellings and Article 3 Definitions “Lot Line, Front” and “Primary Façade” of the Z. O., as per plans submitted December 23, 2002, at **49 Harvell St.**
18. Case #18-ZO-03 – Attorney John Emery (Agent) proposes to remove deck and build a 6' x 17' porch in street yard and new 6' x 12' porch in side yard, also maintain gravel driveway for one parking space and seeks a **variance** from Sections 6.07 street yard and side yard setbacks, 10.09 (B) parking setbacks and 10.07 (E) parking paving of the Z.O., as per plans submitted December 5, 2002, at **64 Wells St.**
19. Case #19-ZO-03 – Attorney Richard Joyal (Agent) proposes to add sales and rental of vehicles to existing auto repair business (Grenier Auto Body) and erect a 9' x 12' free-standing sign overall height 12' and seeks a **variance** from Sections 5.10 (I) (1) use and 9.09 (A) (1) sign of the Z.O., as per plans submitted December 23, 2002, at **8050 So. Willow St.**
20. Case #20-ZO-03 – Robert Shepherd (Owner) proposes to subdivide lot into two lots; at Lot #1, maintain single family dwelling and on Lot #2, create a buildable lot for a single family home and seeks a **variance** from Section 6.07 minimum buildable lot area and minimum lot width for both Lot #1 and Lot #2, of the Z. O., as per plans submitted December 23, 2002, at **892 So. Mammoth Rd.**

Kathy Payne, ZBA Clerk

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities.